

April 10, 2004

Re: SPECIAL ASSESSMENT

Dear Homeowner:

The annual meeting of the Coppell Greens Homeowners Association was held on March 23, 2004. If you attended the meeting, thank you for your participation and input.

One of the items discussed at the meeting was the pending litigation currently being prepared against the property's developer, Argus Development Corporation. At issue is failing millstone retaining walls, poor greenbelt construction, the deterioration of the Denton Tap brick privacy wall, and the pond and drainage areas. This involves poor workmanship, substandard building materials, and failure to properly perform. We also have legal issues with our neighbor community to the north, Highpoint Oaks. This includes several extensive drainage issues with the water flow and silt run-off from their property into ours.

In the past two year the Association has had to spend homeowner's money to repair failing millstone retaining walls, clean out the weeds, sod, seed, and install a surface irrigation of greenbelt 45X (the north belt), remove cattails from the pond that impeded drainage flow, repair the failing brick privacy wall, and perform engineering estimates on certain other areas with drainage and deterioration. We continue to face additional expenses from the silt run-off from Highpoint Oaks and from failing millstone walls, greenbelts with poor drainage, and other infrastructure items.

The Association believes we can encourage the parties at issue to settle before expensive legal costs are incurred. Our cost will be approximately \$30,000.00, which we project that we will have by the end of the year from our legal reserve accounts. If either party decides to go to court, an additional \$50,000 will be required.

There is no guarantee that the Argus Development or Highpoint Oaks will settle the cases being prepared by the Association' attorneys. There is also no guarantee that we will win in a court of law. However, the Association still has the problems and the repair costs to deal with, so legal action is the necessary step.

If there is a settlement that recovers sufficient repair costs and the Association is left with funds on hand, the members will have the options of electing what areas of the community they want to invest the money in.

Each part that makes up the entire subdivision is designed to enhance your home's property's value beyond that of other subdivisions that do not have the beautiful surrounding grounds we have the privilege to own. This makes us more competitive in housing cost and resale value. This is why the members of this community feel that every effort to maintain and enhance our property is valuable.

The Association is very proud that we have not had a dues increase in the past years to cover our general operating cost. In order to proceed in these lawsuits requires additional funds that are not part of our current budget. The Board of Directors of the Association recommended to the community at the annual meeting that a special assessment of \$225.00 per homeowner be levied effective May 1, 2004. Special assessment must be approved by a vote of the community before they can be levied. A vote was taken at the meeting by written ballot, and the proposal was overwhelmingly approved.

An assessment of \$225.00 is hereby levied on all homeowners of the community effective May 1, 2004. Each homeowner as of this date is liable for the full payment of this amount. However, to be sensitive to the economic conditions of the homeowners in the community, the special assessment may be paid in \$75.00 increments over a three-month period. The enclosed statement details the payment terms.

For the benefit of your neighbors in our community, please take the time to mail your payment in a timely fashion. Failure to make all payments in a timely manner will result in assessment of late fees and possible further collection activities.

If you have any questions regarding the special assessment, please call Lora Compton of SBB management Company at (817) 482-1547 or (972) 960 – 2800

Sincerely,

**BOARD OF DIRECTORS  
COPPELL GREENS HOMEOWNERS ASSOCIATION**

**PLEASE MAKE SPECIAL ASSESSMENT PAYMENTS ON A SEPARATE  
CHECK FROM ALL OTHER PAYMENTS TO THE ASSOCIATION**